



DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND, ATLANTIC
6506 HAMPTON BLVD
NORFOLK VA 23508-1278

IN REPLY REFER TO

11011
Ser AM1/00280
July 7, 2016

Mr. Steve George
Dabney Properties LLC
3409 Bartley Pond Place
Richmond, VA 23233

Dear Mr. George:

Please find enclosed for your records fully executed original Settlement Agreement and Special Release documents for the following leases:

1. N62470-12-RP-00024 (LI-12263)
2. N62470-15-RP-00057 (LI-13104)
3. N62470-12-RP-00026 (LI-12265)
4. N62470-12-RP-00027 (LI-12266)
5. N62470-12-RP-00029 (LI-12271)
6. N62470-15-RP-00056 (LI-13103)
7. N62470-12-RP-00032 (LI-12274)
8. N62470-12-RP-00039 (LI-12291)
9. N62470-12-RP-00040 (LI-12292)
10. N62470-12-RP-00041 (LI-12293)
11. N62470-15-RP-00054 (LI-13100)

It has been a pleasure having you as a Lessor. If you have any questions or concerns, please do not hesitate to contact Brandy L. Tallaksen, Realty Specialist, at (757) 322-4116, or e-mail: brandy.tallaksen@navy.mil.

Sincerely,

TAMMY S. SADLER
Real Estate Contracting Officer
By direction of the Commander

Enclosures

Tallaksen, Brandy L CIV NAVFAC LANT, AM

From: Tallaksen, Brandy L CIV NAVFAC LANT, AM
Sent: Friday, May 20, 2016 9:47
To: 'steve@dabneyproperties.com'
Cc: Buddenhagen, Carolyn L CIV NAVFAC LANT, AM; Sadler, Tammy S CIV NAVFAC LANT, AM; Blackwell, Robin S CIV NAVFAC LANT, AM; McKnight, James Ivan GS11 CNRMA
Subject: 30 June Termination Apartment Units /Non-Renewal Notification 09 July Expiring Leases
Signed By: brandy.tallaksen@navy.mil

Per our conversation this morning, please find below apartment complexes and units covered by the corresponding leases:

1. N62470-12-RP-00024 (LI-12263): Northampton Village (1) Unit - 151-D
2. N62470-12-RP-00025 (LI-12264): Featherstone Apartments (5) Units - 201, 203, 301, 303, and 304
3. N62470-12-RP-00026 (LI-12265): Northampton Village (4) Units -145-A, 158-A, 246-B, and 110-A
4. N62470-12-RP-00027 (LI-12266): Northampton Village (2) Units - 203-A and 231-B
5. N62470-12-RP-00028 (LI-12270): Abbington Landing (3) Units - 13-4, 968-2, and 972-5
6. N62470-12-RP-00029 (LI-12271): Northampton Village (2) Units - 172-A and 178-B
7. N62470-12-RP-00030 (LI-12272): Cambridge Apartments (5) Units - 5109-26G, 5109-4G, 5109-24G, 5124-6 and 5130-13
8. N62470-12-RP-00031 (LI-12273): Abbington Landing (3) Units - 41-2, 43-7, 57-8
9. N62470-12-RP-00032 (LI-12274): Addison (1) Unit - 219
10. N62470-12-RP-00039 (LI-12291): Abbington Landing (1) Unit 25-3
11. N62470-12-RP-00040 (LI-12292): Abbington Landing (1) Unit 51-8
12. N62470-12-RP-00041 (LI-12293): Cambridge Apartments (1) Unit 5108-7

Additionally, please accept this email as a courtesy notification that the Government does not intend to renew the following leases expiring on 09 July 2016:

1. N62470-15-RP-00054 (LI-13100): Cambridge Apartments (1) Unit - 5109-31G
2. N62470-15-RP-00055 (LI-13102): Town Center Apartments (1) Unit - 211
3. N62470-15-RP-00056 (LI-13103): Cambridge Apartments (3) Units- 5109-16M, 5109-21I and 5110-2
4. N62470-15-RP-00057 (LI-13104): Cambridge Apartments (4) Units - 5109-12H, 5109-15E, 5109-17F and 5109-28G
5. N62470-15-RP-00058 (LI-13105): Northampton Village (2) Units 107-A and 145-B

V/r

Brandy L. Tallaksen
Realty Specialist
NAVFAC Atlantic AM1
Work: 757-322-4116 Fax: 757-322-4913
Brandy.Tallaksen@navy.mil

Tallaksen, Brandy L CIV NAVFAC LANT, AM

From: Tallaksen, Brandy L CIV NAVFAC LANT, AM
Sent: Friday, May 20, 2016 6:59
To: 'heather@dabneyproperties.com'; 'steve@dabneyproperties.com'
Cc: Buddenhagen, Carolyn L CIV NAVFAC LANT, AM; McKnight, James Ivan GS11 CNRMA; Sadler, Tammy S CIV NAVFAC LANT, AM; Hall, Michael J CIV NAVWPNSTA Huntington Hall, N93; Gardner, Raymond F CIV Newport News Huntington Hall, N93
Subject: Termination Notice
Attachments: DABNEY TERMINATION OCT LEASES.pdf
Signed By: brandy.tallaksen@navy.mil

Steve,

Please find attached an advanced copy of the Government's intent to terminate the following leases effective 30 June 16:

1. N62470-12-RP-00024 (LI-12263)
2. N62470-12-RP-00025 (LI-12264)
3. N62470-12-RP-00026 (LI-12265)
4. N62470-12-RP-00027 (LI-12266)
5. N62470-12-RP-00028 (LI-12270)
6. N62470-12-RP-00029 (LI-12271)
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11. N62470-12-RP-00040 (LI-12292)
12. N62470-12-RP-00041 (LI-12293)

I will be in contact to arrange the final walk-through schedule.

V/r

Brandy L. Tallaksen
Realty Specialist
NAVFAC Atlantic AM1
Work: 757-322-4116 Fax: 757-322-4913
Brandy.Tallaksen@navy.mil



DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND, ATLANTIC
6506 HAMPTON BLVD
NORFOLK VA 23508-1278

IN REPLY REFER TO

11011
Ser AM1/00217/LI-12263,
LI-12264, LI-12265,
LI-12266, LI-12270,
LI-12271, LI-12272,
LI-12273, LI-12274

MAY 19 2016

Mr. Steve George
Dabney Properties LLC
3409 Bartley Pond Place
Richmond, VA 23233

Dear Mr. George:

In accordance with Paragraph 4 of the lease agreements referenced herein, the Government hereby notifies you of our intent to terminate the below listed leases effective 30 June 2016. You will be contacted to arrange walk-through inspections of each unit the week of 27 June 2016.

1. N62470-12-RP-00024 (LI-12263)
2. N62470-12-RP-00025 (LI-12264)
3. N62470-12-RP-00026 (LI-12265)
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10. N62470-12-RP-00039 (LI-12291)
11. N62470-12-RP-00040 (LI-12292)
12. N62470-12-RP-00041 (LI-12293)

Your cooperation in this matter is greatly appreciated. If you have any questions or concerns, please do not hesitate to contact Brandy L. Tallaksen, Realty Specialist, at (757) 322-4116, or e-mail: brandy.tallaksen@navy.mil.

Sincerely,

TAMMY S. SADLER
Real Estate Contracting Officer
By direction of the Commander

SETTLEMENT AGREEMENT AND SPECIAL RELEASE

THIS SETTLEMENT AGREEMENT AND SPECIAL RELEASE, made effective on the 28th day of June 2016, by and between Dabney Properties LLC hereinafter called LESSOR, and the UNITED STATES OF AMERICA, hereinafter called GOVERNMENT.

W I T N E S S E T H:

WHEREAS, pursuant to Lease Number N62470-12-RP-00041, dated 14 October 2012, the LESSOR leased unto the GOVERNMENT One (1), 2-Bedroom/2-Bath, fully furnished apartment identified as Apartment No. 5108-7 Goldsboro Drive, located at Cambridge Apartments, Hampton, Virginia, as more particularly described in said Lease; and

WHEREAS, it is mutually agreed that Apartment No. 5108-7 Goldsboro Drive, located at Cambridge Apartments, Hampton, Virginia, was undamaged when the move-out inspection was completed on the 28th day of June 2016.

NOW THEREFORE, in consideration of the premises, the parties hereto do mutually agree, one with the other, as follows:

1. That there is no money due by the GOVERNMENT to the LESSOR for the GOVERNMENT's use of said apartment, through the aforementioned date, pursuant to the subject lease.

2. That the LESSOR does for itself, and its successors and assigns remise, release, and forever discharge the UNITED STATES OF AMERICA, its officers, agents, and employees, of and from all manner of actions and claims upon, or by reason of, any matter, cause, or thing whatsoever arising out of the GOVERNMENT's

use of said apartment at Cambridge Apartments, Hampton, Virginia, through the
aforementioned date, pursuant to the subject Lease.



3. That the LESSOR does hereby accept the return of the property and assume
full custody and control for the aforementioned apartment as of the above date.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be
signed on their behalf.


WITNESS



DABNEY PROPERTIES LLC

By 
Title 

UNITED STATES OF AMERICA


TAMMY S. SADLER
Real Estate Contracting Officer
By direction of the Commander

MOVE OUT

CONDITION REPORT

COMPLEX Cambridge Northampton Village APT # 172-A 5108-7
STREET Goldsboro DR #7
Kathann Drive, Hampton, VA 23605

#BDR 2 #BATHS 2 #OCCUPANTS 2

SMOKE ALARM: AREA / WORKING: ✓ /

SPRINKLER SYSTEM: YES NO ✓

ENTRANCE HALL:

Front Door: PIP
Floor NDS marks
Covering Tile
Walls PIP
Ceiling POPcorn
Lights NO
Closets NA
OTHER:

PATIO/BALCONY:

Floor concrete
Walls Vinyl
Ceiling NA
Lights NO
Storage Area PIP Concrete
OTHER: Fence

SOFTWARE

CHECKED: YES or NO

MAINTENANCE CONCERNS TO BE COMPLETED BY: (date)

LESSOR:

Cause Budden
U.S. GOVERNMENT (AMT CB)

10-11-12
Date

Ray Hardner
U.S. GOVERNMENT (SUPSHIP)

TBR (To Be Replaced/Repaired) TBP (To Be Provided) NWT (Normal Wear & Tear) DC (Discolored)
ND (No damage) N (New) W (Worn, not new) P/P (Patched & Painted) N/D/S (Nicks/Dents/Scratches)

LIVING ROOM AREA:

Floor NWT
 Covering Carpet
 Walls PIP
 Ceiling Popcorn
 Windows/Screens ND
 Doors NA
 Lights NA
 Closets Bifold Knobmissing
 Fireplace N/A
 Sofa 1 New
 Chairs 1 Worn
 End Tables 2 NDS
 Lamps 2 NDS
 Coffee Table 1 NDS

DINING AREA:

Floor NWT
 Covering Carpet
 Walls PIP
 Ceiling Popcorn
 Windows/Screens NA
 Doors NA
 Lights Ceiling Fan ND
 Dinette Table 1 NDS
 Dinette Chairs 4 NWT
 OTHER: _____

KITCHEN:

Floor Tile: NDS, marks
 Walls PIP
 Ceiling PIP
 Lights Overhead ND
 Refrigerator NDS
 Stove/Oven NDS (Gas)
 Sink NDS
 Garbage Disposal WORKS
 Trash Compactor NA
 Dishwasher NDS
 Cabinets NDS
 Counter Top NDS
 Windows/Screens ND
 Doors NA
 OTHER: W/D NDS Stackable

UTILITY CLOSET (Within Unit):

Floor _____
 Covering _____
 Walls _____
 Ceiling _____
 Lights _____
 Closets _____
 OTHER: _____

BEDROOM# 1

Location _____ (Front/Back/Left/Right from entrance)

Flooring Carpet CUWalls P/PCeiling P/PDoor 1 NDClosets 2 NDLights NAWindows/Screens 2A/PBeds 1 NPHeadboards 1 NDNight tables 1 NWTLamps 2 light bulbsDressers/mirrors NWT 6 holesFull Length Mirrors does not haveOTHER: Going up stairs hole to the right & a few scratches on wall

BATH:

Loc: _____ (from entrance) Size: Full (master/2nd/1/2)Flooring P/nylWalls P/PCeiling P/PTub/Shower NDCommode 1 NDSink 1 NDVanity NDMedicine Cabinet NDMirror(s) NDLights NDExhaust Fan ND

Accessories _____

Door P/P

Windows/Screens _____

OTHER: _____

BEDROOM# 2

Location _____ (Front/Back/Left/Right from entrance)

Flooring Carpet CUWalls 2 Crack by windowCeiling PPDoor PPClosets P/PLights NAWindows/Screens 2NDBeds 1NDHeadboards 1NDNight tables 1NWTLamps need 2 light bulbsDressers/mirrors NWT 1 hole right side

Full Length Mirrors _____

OTHER: _____

BATH:

Loc: _____ (from entrance) Size: _____ (master/2nd 272)Flooring VinylWalls P/PCeiling PP

Tub/Shower _____

Commode 1NDSink 1ND

Vanity _____

Medicine Cabinet _____

Mirror(s) NDLights NDExhaust Fan ND

Accessories _____

Door P/PWindows/Screens N/A

OTHER: _____

TBR (To Be Replaced/Repaired) TBP (To Be Provided) NWT (Normal Wear & Tear) DC (Discolored)
 ND (No damage) N (New) W (Worn, not new) P/P (Patched & Painted) N/D/S (Nicks/Dents/Scratches)

538-131
Housing Unit Furnishings- Minimum Requirements

KITCHEN PER UNIT	LIVING ROOM-PER UNIT
✓ 1 Range/Oven Comb.	✓ 1 Sofa (Min. 72")
✓ 1 Refrigerator min 14 CF (2-person Apts)	✓ 1 Coffee Table
✓ (Frost- Free) w/2 Ice Trays or Ice maker	✓ 2 End Tables
✓ 1 Full-sized Dishwasher	✓ 2 Table Lamps
✓ 1 Cutting Board (Min 9"X12")	✓ 1 Occasional Chair per Bedroom**** one
✓ 6 Beverage Glasses (10-12 oz.)	BEDROOM-PER OCCUPANT
5- 6 Coffee Cups w/Saucers or Mugs	✓ 2 Full Length Mirror- per Bedroom missing
3- 6 Bread/Butter Plates	✓ 1 Double Bed w/Firm Mattress & Foundation****
✓ 6 Dinner Plates	✓ 1 (Full/Twin Mattress w/foundation
✓ 6 Cereal/Salad Bowls	✓ 2 Dresser or Chest
1 Casserole Dish** none	✓ 2 Night Stand/Table with Lamp
1 Serving Platter none baking dish	✓ 1 Dresser or Chest of Drawers
2 Serving Bowls none	HOUSEHOLD FURNISHINGS
1 Measuring Cup/Set none	1 Bedspread or Comforter w/Bed skirt
✓ 6 Knives	✓ 1 Mattress Pad
✓ 6 Forks	✓ 1 Blanket
✓ 6 Teaspoons	✓ 2 New Hypo-Allergenic pillows per double bed****
✓ 6 Soup Spoons	✓ 4 Pillow Cases per double bed****
✓ 1 Paring Knife	✓ 2 Fitted Sheets
✓ 1 Butcher Knife	✓ 2 Flat Sheets
✓ 3 Serving Spoons/Forks**	BATH-PER OCCUPANT
✓ 1 Utensil Tray	✓ 2 Bath Towels
✓ 1 Set of Cooking Utensils**	✓ 2 Hand Towels
✓ 1 Tea Kettle/ or Stove-Top Coffee Pot	✓ 2 Wash Cloths
8-Cup Minimum	Per Bathroom
✓ 1 Can Opener	✓ 1 Shower Curtain with Hooks
✓ 1 Salt and Pepper Shakers	✓ 1 Toilet Brush/Plunger
✓ 2 Cookware Skillets**	MISCELLANEOUS ITEM-PER UNIT
✓ 3 Cookware Set**	Appliances:
✓ 2 Cookie Sheet/Baking Pans**	✓ 1 Smoke Alarm
✓ 3 Kitchen Towels	1 Vacuum Cleaner Including All Replacement needed
✓ 2 Dish Cloths	Bags and Belts Min. Size (10amp or 3hp)
✓ 2 Pot Holders	Household Furnishings
✓ 1 Broom	✓ 1 Mop
✓ 1 Dust Pan	1 Bucket missing
✓ 1 Trash Can	1 Plunger (For Toilet & Drains) one missing
DINING ROOM-PER UNIT	✓ 1 Fire Extinguisher
✓ 1 Dining Table/Dinette 2 tables	
✓ 4 Dining (Matching) Chairs***	
All of the above items should be in the apartment upon check in, if not notify the NSA Housing Office via your apartment checkin sheet.	
You will be held accountable for all items listed.	

2 bed skirts missing
2 bed spreads missing
1 plunger missing